

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

HDRC CASE NO: 2020-245
ADDRESS: 344 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Mark Olivares/ANAYA JEAN LEE
OWNER: Mark Olivares/ANAYA JEAN LEE
TYPE OF WORK: Partial demolition, construction of a 2-story rear addition
APPLICATION RECEIVED: May 27, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish the existing non-historic, second-story rear addition.
2. Construct a 352-square-foot 2-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
 - ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
 - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
 - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
 - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
 - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
 - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 344 W Rosewood is a 2-story, single-family structure and was constructed circa 1920. The property first appears on the Sanborn maps in 1924. The house features a side gable composition shingle roof, a front gable porch roof with gable end returns, one-over-one replacement windows, and composition cladding. The property features an existing second story porch addition on the rear elevation that is not original to the structure. The property is contributing to the Monte Vista Historic District.
- b. **DEMOLITION** – The applicant has proposed to demolish the existing non-original second story porch addition at the rear of the structure. The existing non-original addition does not appear to be a finished element and staff finds the removal of this portion of the house appropriate.
- c. **LOT COVERAGE** – The applicant has proposed to construct a 2-story rear addition. The total square footage of the primary structure and the addition is 2,152 square feet. The total proposed lot coverage is less than 50 percent. Staff finds this consistent with the Guidelines.
- d. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a 352-square-foot 2-story rear addition. The existing structure is currently 1,800 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principle façade of the original structure in

terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. The proposed addition will not double the existing building footprint. Staff finds the proposal consistent with the Guidelines.

- e. **ROOF** – The applicant has proposed to install a front gable roof on the 2-story rear addition that will not be visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. While the historic structure features a side gable roof form, staff finds that the proposed roof form on the addition is complementary to the existing front gable roof form on the rear of the structure. Staff finds the proposal appropriate.
- f. **ROOF MATERIAL** – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the historic structure. Guideline 3.A.i for Additions stipulates that additions use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal consistent with the Guidelines.
- g. **WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of three non-original fixed windows located on the front, rear, and east facades and two original windows on the second story of the rear elevation. One fixed window is located on the north (front) façade and the second fixed window is located on the east elevation. The applicant has proposed to fill the opening with Hardie board to match existing. The openings appear to have been original, according to a historic photo from 1932, when the house may have featured a screened porch. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. The fixed window openings on the rear and east elevation are not visible from the public right-of-way, while the opening on the north (front) façade is visible from the public right-of-way. The first-floor openings currently feature non-original fixed windows. Due to the fenestration pattern and asymmetrical nature of the front façade and the location of the fixed window on the east elevation, staff finds the proposal appropriate. The existing windows on the second floor of the rear elevation that must be removed to accommodate the rear addition appear to be original to the structure. Staff finds that the original second-story windows should be salvaged and reused on the proposed addition.
- h. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows and doors with traditional proportions that match the existing window and doors. Staff’s standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed fenestration pattern to be appropriate.
- i. **NEW WINDOWS AND DOORS: MATERIALS** – The applicant has proposed to install Pella Architect Series wood windows and a Pella Architect Series full-lite wood door. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposal appropriate.
- j. **MATERIALS: FAÇADE** – The applicant has proposed to install Hardie board siding to match existing. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. At this time, the applicant is not requesting to repaint the structure. Staff finds the proposal consistent with the Guidelines.
- k. **ARCHITECTURAL DETAILS** – The applicant has proposed to construct a 2-story rear addition. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Guideline 4.A.iii for Additions

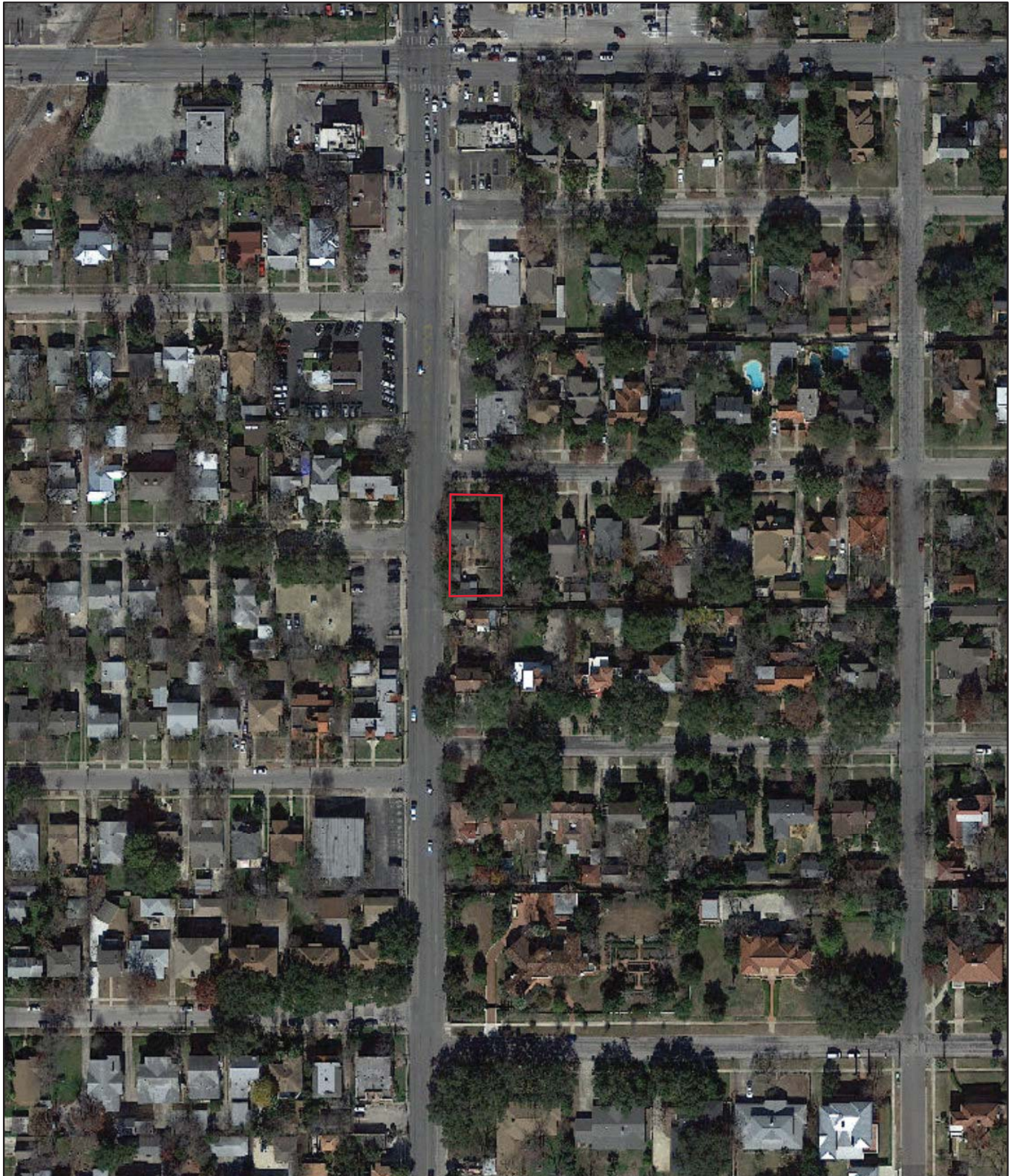
states that applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Staff finds that the proposal is appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through k with the following stipulations:

- i. That the applicant incorporates the original windows to be removed for the addition into the new addition as noted in finding g. The applicant is required to submit updated elevation drawings that reflect the reuse of windows removed from the second story of the rear elevation in the addition.
- ii. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits window specifications to staff for review and approval. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

City of San Antonio One Stop

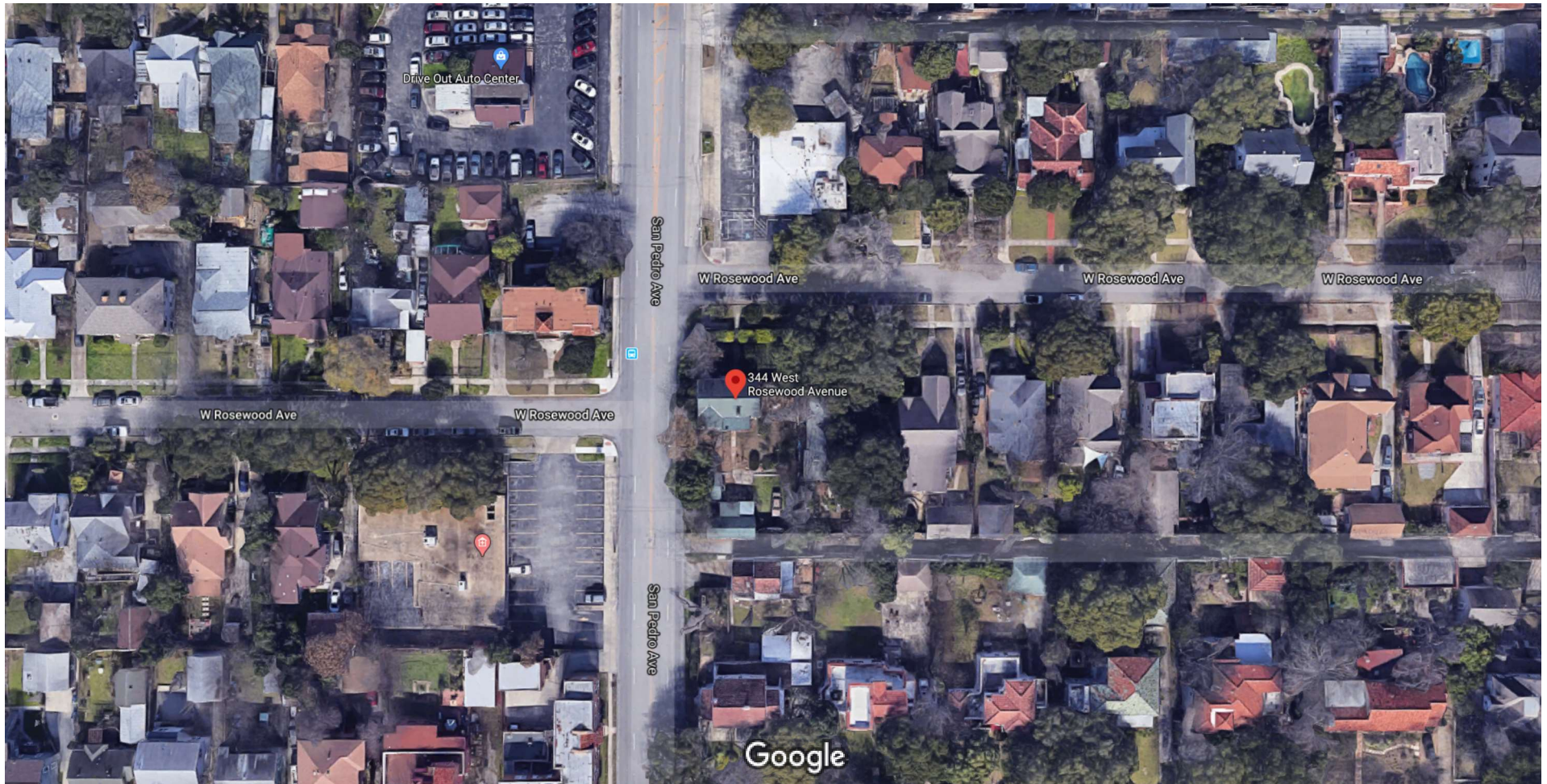


March 18, 2020

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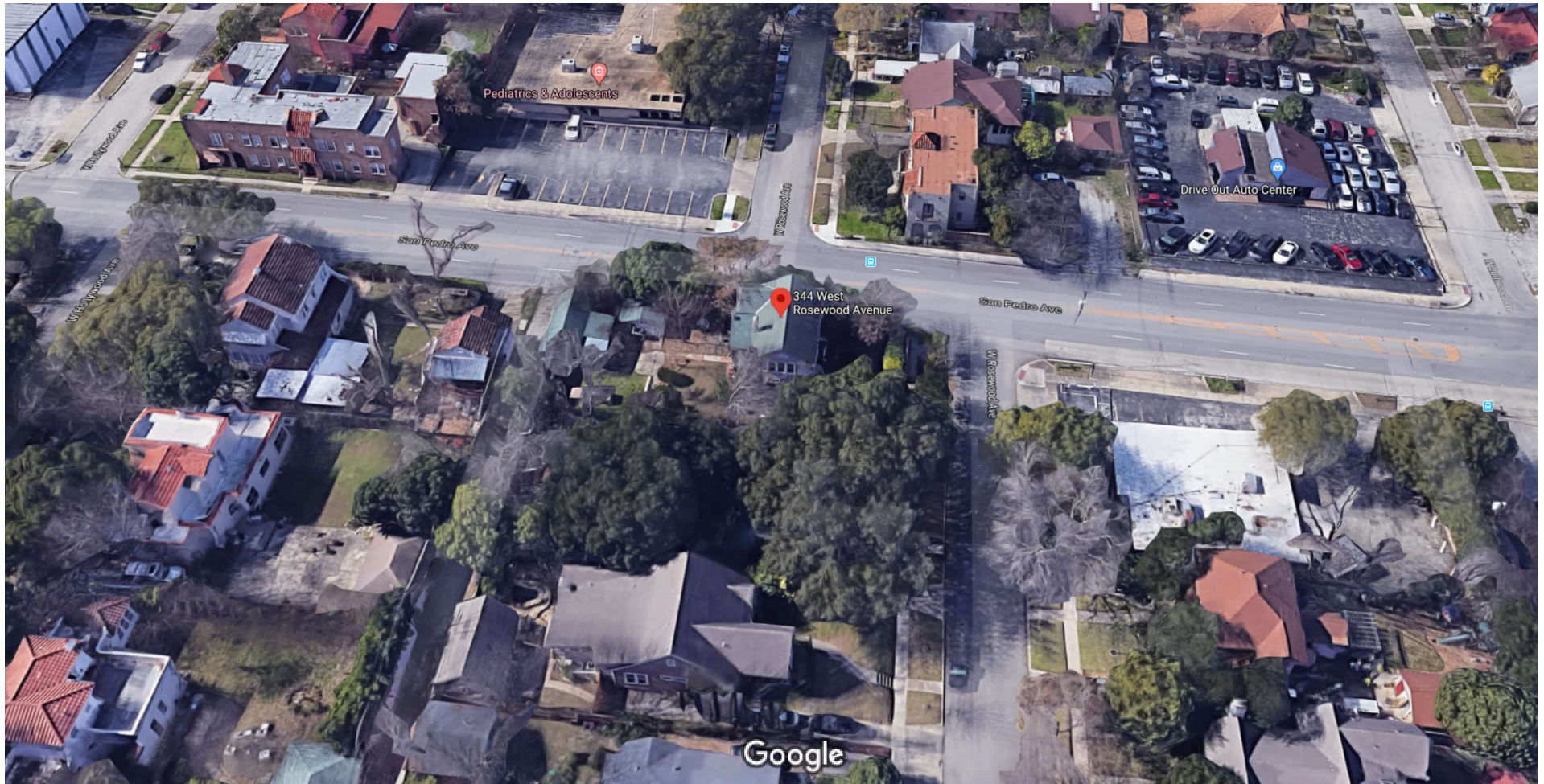
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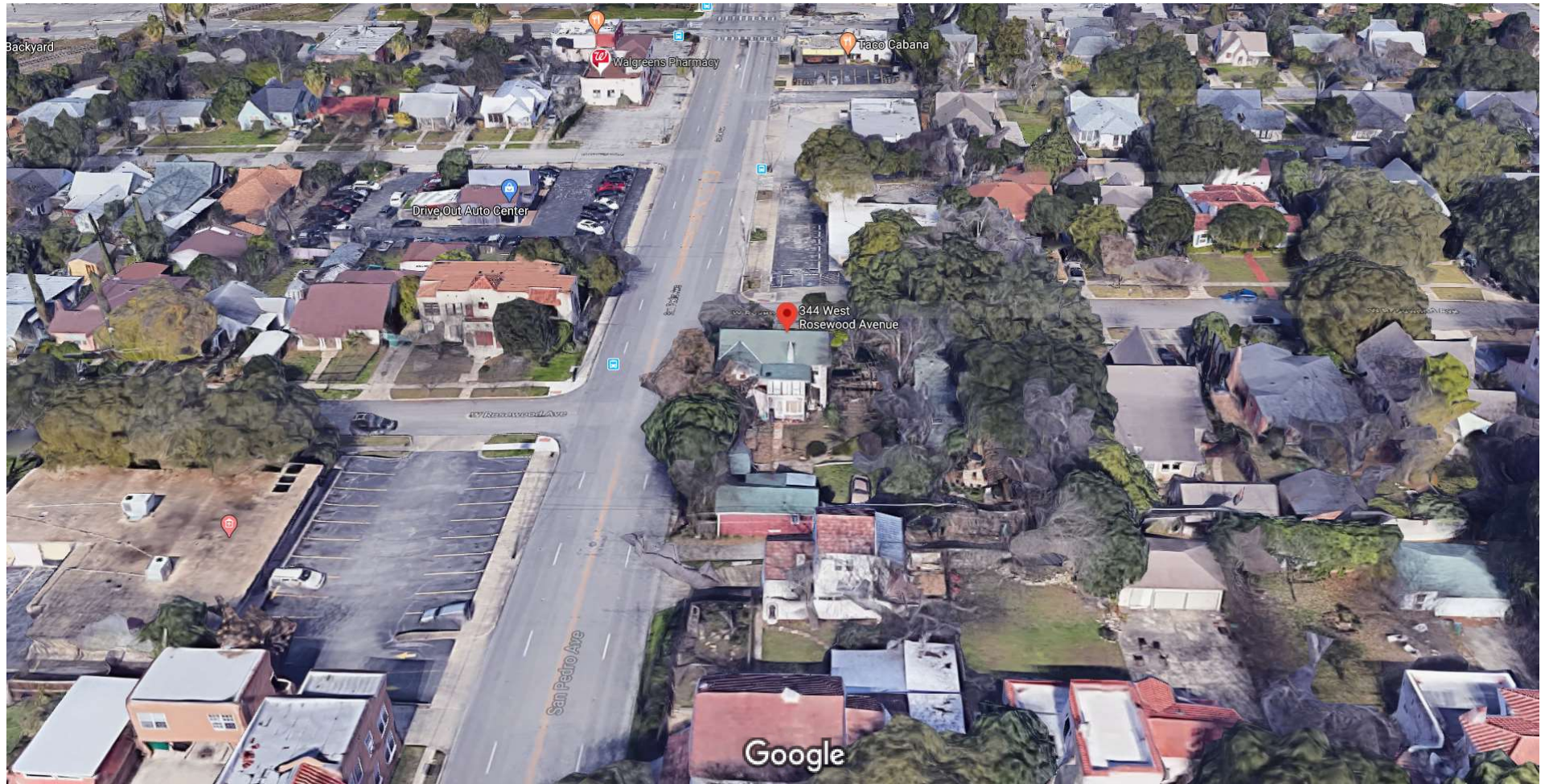
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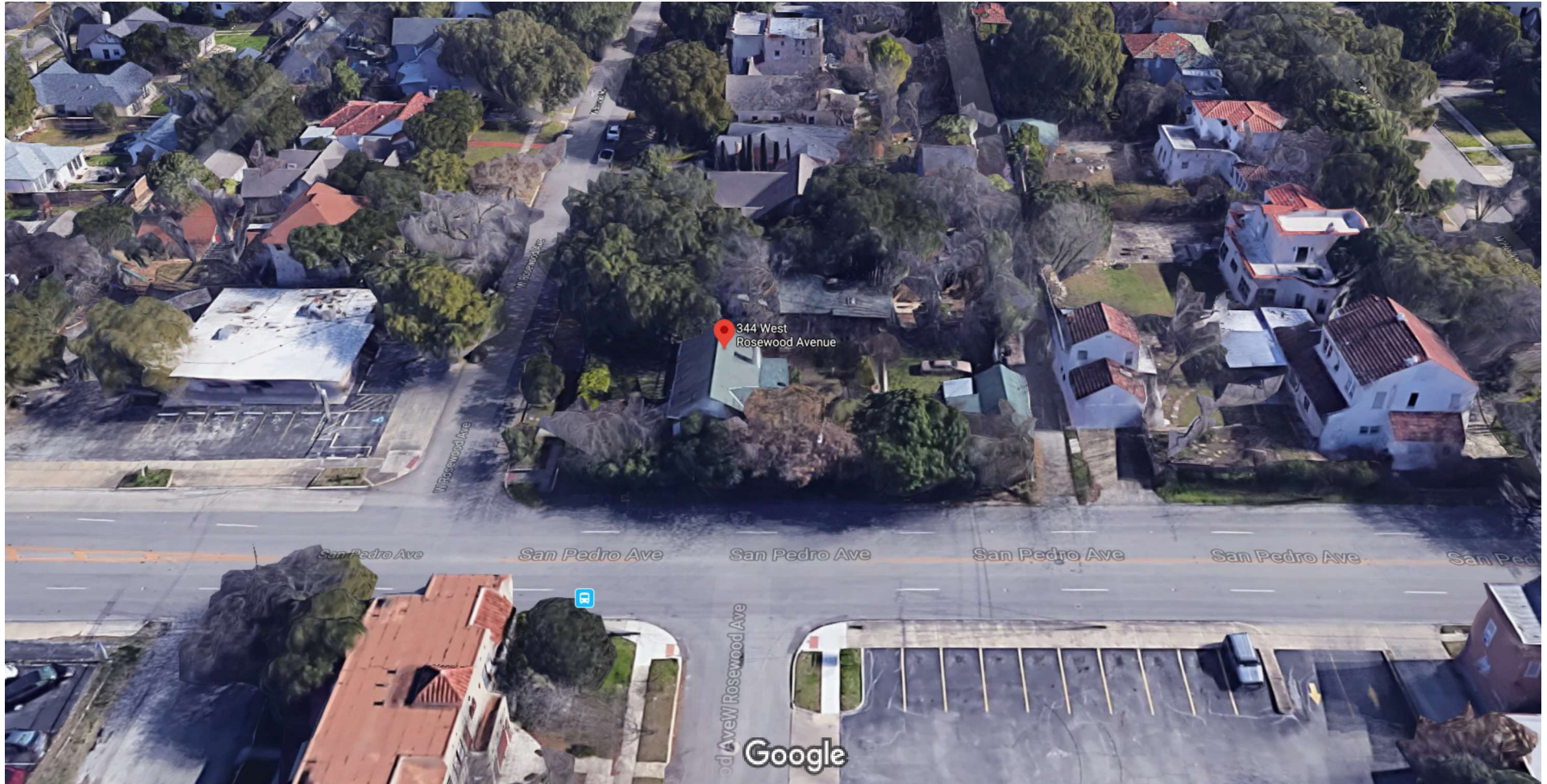
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Google Maps 344 W Rosewood Ave



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1924

See Volume Five See Volume Two



45 San Antonio Yards Entered In Competition

Each Day's Mail Brings Additional Entries For Event

Forty-five entries in the San Antonio Real Estate Board's Beautiful Yards Contest were received during the first 10 days of the contest, Chairman Joe Lucchese of the Entries Committee reported last week.

Each day's mail brings in additional entries, the realtor reported. Yards entered in the contest represent all three classes. Many persons have made inquiries about the contest and have signified their intentions of entering. In some instances entry blanks have been mailed out but not returned as yet to the board.

The committee chairman urged all persons to enter the contest immediately, clipping entry blanks from the real estate sections of the last two weeks and mailing them to "Beautiful Yards Contest, San Antonio Real Estate Board, 616 Western National Building, City."

Those who failed to clip the coupons may secure entry blanks and a score card by which the lots will be judged by phoning Crockett 3435.

The contest runs until May 15. List of entries received during the first 10 days follows:

Mrs. Alex L. Adams, 146 East Aguirre Avenue.

Fred Basenberg, 709 East Ashby Place.

R. L. Benham, 334 West Elmwood Avenue.

C. A. Collier, 732 North Palmetto Street.

John E. Cox, 902 Canton Street.

H. E. Elley, 1023 South New Braunfels Avenue.

Mrs. Curtis P. Fritsch, 176 Harman Place.

L. J. Flume, 228 Peck Avenue.

F. E. Gerth, 411 Broadway Drive.

Frank C. Giltner, 420 East Courtland Place.

P. T. Goetting, 250 East Lullwood Avenue.

Mrs. A. A. Grenrod, 527 West Mulberry Avenue.

Paul Hamrick, 817 West Magnolia Avenue.

J. F. Hair, 309 West Summit Place.

Woodward W. Hartung, 124 West Woodlawn Avenue.

Mrs. Roscoe C. Houser, 1133 W. Woodlawn Avenue.

A. W. Herbst, 1611 West Mulberry Avenue.

George Herzog, 812 Carson Street.

J. E. Hickey, 902 Mason Street.

H. Horner, 705 Camden Street.

Mrs. Nettie Kolodzie, 234 Rosborough Avenue.

Mrs. A. W. Kuntz, 212 Harlan Avenue.

E. T. Laubscher, 1119 Camden Street.

Mrs. Sam Lucchese, 102 Armour Place.

E. L. Mannen, 323 Bushnell Place.

Miss Moline Miller, 515 West Elmira Avenue.

Mrs. Joe Murphy, 1503 Highland Boulevard.

Mrs. Henry L. Murray, 207 West Summit Place.

John M. Newton, 1603 Monterey Street.

Arthur Pfeil, 307 Furr Drive.

A. E. Rector, 2017 West Mulberry Avenue.

Alfred W. Rohde, 302 Carnahan Avenue.

Mrs. E. R. Rum, 503 Harman Place.

R. V. Rust, 522 East Mulberry Avenue.

Charles J. Schneider, 1650 West Mistletoe Avenue.

H. C. Schilleper, 320 Hammond Avenue.

Mrs. Sam Stack, 826 Avenue B.

Mrs. Lillian Stuart, 201 Uvalde Street.

Mrs. J. C. Talcott Jr., 217 East Huff Avenue.

Mrs. E. B. Thompson, 335 Army Boulevard.

Harry E. Trall, 634 Patterson Avenue.

E. L. Wehe, 2333 East Houston Street.

A. C. Wilkinson, 927 Cottonwood Avenue.

L. C. Woody, 310 Carnahan Avenue.

Mrs. Will Zuercher, 525 Highland Boulevard.

DICKINSON OPENS NEW DEPARTMENT

New Offices of Concern on Fredericksburg Road

Opening new offices and launching a new department, N. S. Dickinson & Co., Realtors, plan to make the spring of 1932 one of their most aggressive sales periods, with special attention given the lease and sale of business property along Fredericksburg Road.

New offices of the concern are now located in their own building on Fredericksburg Road, on the corner immediately south of the new Sommers Drug Store. Offices were formerly maintained at the corner of West Summit Avenue and Fredericksburg Road.

A house sale and rental department will be operated by N. S. Dickinson & Co., under the management of Edwin B. Parrish, associated with Dickinson for many years and widely known in real estate circles. Parrish announces a specialty of Woodlawn District properties with which he has been familiar since the development of the district first began.

Dickinson, who has specialized in subdivisions and Fredericksburg Road business property, believes the ensuing months will see many changes wrought in the appearance of this thoroughfare. Present inquiries indicate that leasing for business purposes along the road will be unusually active, he declares, and that many new buildings will, in all probability, be constructed either for lessors or owners.

PEAK TO OFFER LECTURE SERIES

Course in Philosophy and Salesmanship Free to Public

H. C. Thorman, developed of Olmos Park Terrace, announces that he has arranged with his director of sales, Howard Peak, to give a course of public lectures in philosophy and salesmanship. This course will be free to those who enroll, and there will be no obligation whatsoever to the students.

The first lecture will be given Wednesday evening at 7:45 o'clock. Location for classes will not be selected until Monday, as this will depend on the number of people to be accommodated.

Peak states, however, he or his office will advise each interested party in ample time. The location will probably be either at the Little Theater in San Pedro Park or the auditorium of the Main Avenue High School.

Mr. Peak's course will be in two parts, the "Science of Life" and "Practical Thought Control and Salesmanship." The first is a practical philosophy of abundant life, divided into three introductory lectures Wednesday, Thursday and Friday, followed by seven evenings of regular instruction. The second part of the course, on Salesmanship, will be a logical outgrowth of the philosophy course.

Thorman anticipates this class will be city-wide, as a great number of people have followed Peak's radio addresses over WOAI, and have wished to enroll in a private course. Peak's work as sales director for Olmos Park Terrace has prevented his giving any private work, and it was only in according to a demand that Thorman and Peak worked out arrangements to give the course without cost and to as many people as wished to enroll.

In commenting on this course, Thorman stated:

"I simply wish to state that this course will be given without any obligation or fee to those who enroll. I am firmly convinced that such a course will be of distinct benefit to the people of San Antonio, and am happy to have arranged with Peak to give this course without expense to the students who wish to take it. The people of San Antonio have been very kind to me in the 25 years I have lived and worked here; they have accepted and supported every home building and real estate subdivision development I have offered them, and this course of lectures is in small way an expression of my appreciation."

Enrollments are now being accepted at 113 Main Avenue, or by telephoning Peak at Crockett 6342.

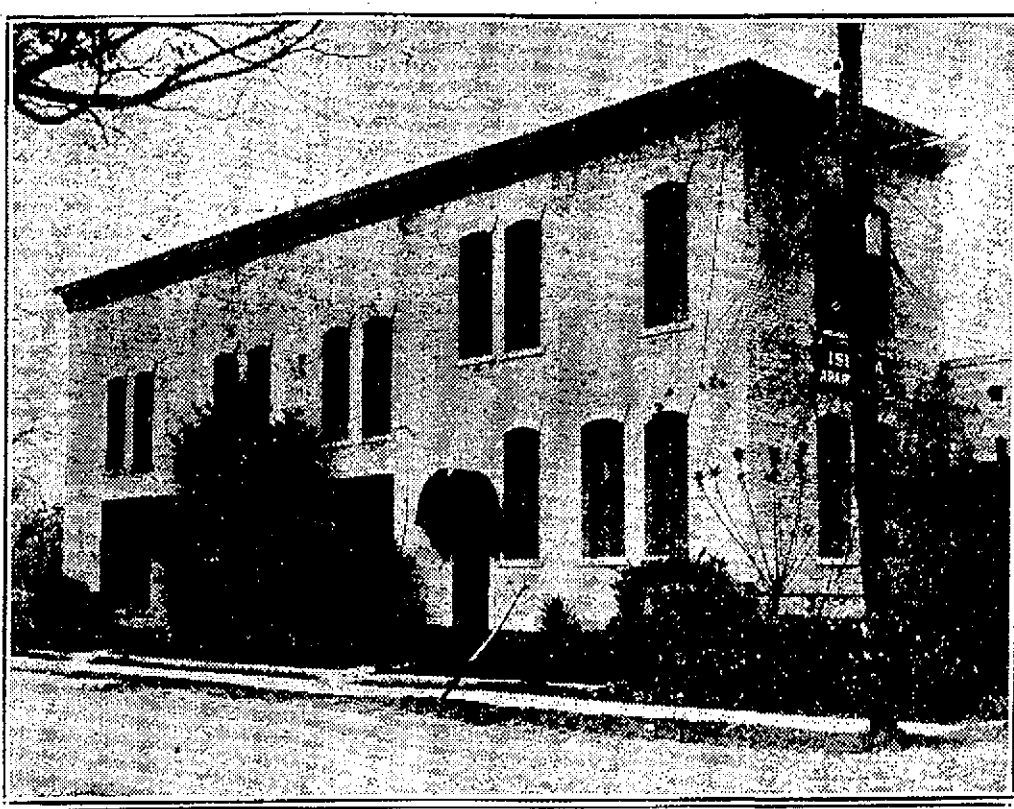
BEEVILLE TO GET FOUR NEW HOUSES

BEEVILLE, Tex., Feb. 27.—Four residences are being erected in Beeville, three of them for home owners and one a rent cottage. It is the first real building of the new year. There are rumors of a number of other residences to be erected soon.

SEPTIC TANK. Southern Company was low at \$19.40 for a septic tank, not less than 200-gallon capacity, for the United States Airways Radio Station nine miles from the city on the South Flores Street Road. Contract will be awarded the lowest bidder, it was announced.

WARD BUILDING. Plans will be completed about August for a \$105,000 ward building at the Wichita Falls State Hospital.

PROPERTIES involved in two recent deals are pictured below. At the top is shown the Isleta Apartments at Isleta and Grayson Streets, acquired by El Jardin Investment Company in a deal handled by R. L. Dickerson of the C. W. Fenstermaker Company. The Cattle Raisers Loan Company of Fort Worth sold the two-story frame residence at 346-331 West Roswood Avenue, shown at the bottom, to Creston King. Frank Hicks of Adams and Freeborn was agent.



\$131,217 SCHOOL AWARDS PENDING

Bids Opened on Vocational Training School Building Job

Bids have been received and awards are pending on school construction work totaling \$131,217, it was revealed last week.

Joseph E. Morgan & Sons were low at \$55,668 for general contract in converting the Main Avenue Senior High School into a vocational school.

Martin Wright Electric Company was low on electrical with a base bid of \$24,987, and A. J. Monier low on plumbing and heating combined at \$17,938.

Bids were opened Wednesday. Plans call for remodeling of three present buildings and construction of two new structures, as follows: Remodeling of Building No. 1 into an administration building with all facilities for commercial training; No. 2, vocational training building for girls and women; No. 3, industrial training building for boys and men, and construction of a shops building and acetylene general building.

Harvey P. Smith is architect and W. E. Simpson & Co., engineers. Martin Wright Company was low at \$2,664 on electric fixtures and installation in various schools.

Plans will be completed this week for the Phyllis Wheatley Negro Senior High School building, to be erected on a site bounded by Harrison, Burleson, Gevers and Hudson Streets. Emmett T. Jackson and Harvey P. Smith are associate architects. W. E. Simpson & Co. are engineers.

AUSTIN LIBRARY. Plans are in progress, to be completed after April 1, for a municipal library building at Austin. It will cost approximately \$150,000.

ALAMO RESIDENCE. Plans have been completed by R. Newell Waters of Weslaco for a residence for Carl Bressett of Alamo. It will be nine rooms, of structural clay tile faced with brick.

JAIL BUILDING. Bids will be opened March 15 in Longview for construction of a two-story and basement court-house and jail building for Gregg County.

Local and Out-of-City Contestants Split Prizes in \$500 Cash Contest

Announcement of prize winners in the \$500 cash prize contest conducted by W. A. Crawley, who conducted an auction of homes here last week for the Reserve Realty Company of Fort Worth, was made Saturday.

D. M. McGavin, 321 Patterson Avenue, won the first prize of \$250.

Second prize—\$100—went to Helen B. Vance, 17-year-old girl living at 133 King Roger Street.

Mrs. D. Van Pelt of Truscott, Texas, netted the third prize of \$75. Fourth prize of \$50 went to Gertrude A. Brownlee, 1126 West Robinson Street, Oklahoma City, Okla.

Edmund T. Williams, 921 Main Avenue, won the fifth prize of \$25.

The contest was for best letters of 200 words describing the advantages of San Antonio as a residential city, the prospects for future enhancement of values and advantages of buying houses in the Crawley auction.

Judges were Robert Coulter, advertising man; Harry Martyn of the Southwestern Bell Telephone Company, and H. W. Connell, classified advertising manager of the San Antonio Express.

OLMOS TERRACE BUYERS NAMED

Visitors to Property Gaining, Says Thorman

H. C. Thorman announces the following recent purchasers of homesites in Olmos Park Terrace under his "investment sale": H. B. Anderson, Mrs. R. G. Feigenbaum, I. Fanarou, Mrs. Marguerite W. Harvey, L. B. Horn, Philip Shoop, R. M. Jackson, Elizabeth Jakerst, Mrs. Elizabeth Pyne, Albert Steves III, Annette B. Specht, Mrs. John M. Steinfeldt, Nina L. Hamilton and Louis Witt.

Thorman states that each Sunday more and more people are visiting the property, and that Wednesday they had more people come out than on any previous day. Sunday or otherwise. This followed the circulation of 15,000 copies of a facsimile newspaper which Thorman published, and so definite were the results of giving out this complete story of the property that 15,000 additional papers were ordered to make a total circulation of 30,000.

CONTRACT LET. National Construction Co. of Washington, D. C., was awarded contract at \$1,042,000 for construction of the superstructure for the Army and Navy Hospital Building at Hot Springs, Ark.

MATERIALS. Bids will be opened at Fort Clark Monday morning for furnishing of miscellaneous materials.

\$33,789 Total Sales Reported By Biard Firm

Rock-Bottom Prices Aiding Market, Owner of Concern Says

Rock-bottom prices are encouraging San Antonio's real estate market as indicated by increased sales of the past few weeks, according to Arthur E. Biard. Biard reported that sales made during the last few weeks by his sales organization include houses, acre tracts, homesteads and farm lands, and the considerations reach \$33,789. Twenty-five different deals were included.

Nogalitos Heights, new South Side addition, in which Biard is offering homesteads with all improvements at prices which barely exceed the actual cost of the improvements, contributed a large portion of the deals in the last Biard reported.

"Nogalitos Heights, Biard said, 'presents home lover and thrifty persons with an opportunity to move their homesteads their 'savings accounts.'"

Improvements include city sewers, paved streets, cement sidewalks and curbs as well as all utilities.

The 25 sales totaling \$33,789 are reported by Biard as follows: M. A. Salazar, acre tract, \$800; E. T. Street and H. J. Douglas, two lots, \$910; J. Ferro, two lots, \$298; Joe G. and Ramos S. Ramos, one lot, \$249; F. G. Valdez, one lot, \$349; Mrs. Anna E. H. Taggart, three lots, \$747; J. K. Ridgway, one lot, \$499; Oscar and Alberta Fearman, one lot, \$249; J. A. Kelley, one lot, \$249; Beattie B. Krandal, house, \$2,350.

W. C. Cassin, one lot, \$299; R. L. Dozer, one lot, \$380; J. E. Tiner, two lots, \$1,040; John W. Pennington, house, \$3,000; Augustus S. de Desreets, lot, \$395; H. E. Spears, lot, \$395; W. H. Hashert, lot, \$395; A. J. Sanders, lot, \$395; N. Fulling, lot, \$550; Herman C. Stolle, lot, \$595; E. J. Davis, house, \$2,550; Henry J. Small, 23-acre farm, \$14,400; Walter I. Walker, lot, \$590; F. M. Davis, acre tract, \$750; Roy C. Cannon, lot, \$350.

\$21,000 ARMY CONTRACTS LET

Awards on Four Miscellaneous Jobs Announced

Four contracts for army furnishings and supplies aggregating more than \$21,000 have been awarded.

Barker Brothers of Houston were awarded contract for furnishing the Bachelor Officers' Mess building and Officers' Club at Randolph Field at \$19,000.

Contract for surfacing roadways at Fort Sam Houston was awarded Rogers & Stewart at \$395.75.

Contracts for cement, sand, gravel and reinforced bars for use at Fort Sam Houston have been let as follows: 400 sacks cement, to Turner Gravel Company, at \$262; 60 cubic yards coarse sand, Turner Gravel Company, \$96; 10,000 pounds concrete reinforcement bars, Feden Company, \$231; 32 cubic yards washed gravel, Mission Wood and Coal Company, \$138.

A. H. Hatfield was awarded contract at \$700 for loading and hauling approximately 2,000 one and one-half yards loads of pulverized Bermuda sod from nearby veterinary stables at Fort Sam Houston to yards around officers' quarters.

Bids to be opened within the next two weeks are:

Wednesday, for repairs to steam shovel at Fort Sam Houston; \$231; Thursday, construction of electric underground distribution and street lighting system, Fort Sam Houston.

March 15, construction and completion of insulation and cooling system in photographic department, Administration Building, Randolph Field.

RANCH INTEREST BRINGS \$71,000

Robert Real Buys Half in 9,000-Acre Tract

KERRVILLE, Tex., Feb. 27.—One of the biggest ranch deals recorded here in the past year was transacted when a half interest in over 9,000 acres was transferred for a consideration of more than \$71,000. S. A. Orenti and wife sold the half interest to Robert Real.

The land is in 27 tracts and is out of the Live Oak ranch, northwest of Kerrville. Part of the land lies in Kerr County and part in Kimble County. The exact acreage was 9,356.67, and the stated consideration was \$71,700.91.

Realtors, their sales and office organizations, associate members of the Real Estate Board and families of all are to be invited.

BALL PARK GRANDSTAND WILL GET NEW ROOF. Bids are being received informally for roofing of the grandstand at the San Antonio Baseball Park on Josephine Street. No definite date has been set for opening bids.

SIX CARLOADS SPUDS BEING PLANTED BY ONE TRUCK FARMER HERE

Potatoes promise to be a major crop in the "gardens" adjacent to the city limits on the southwest.

With the truck farmers in that section busily engaged in planting "spuds" at the present time, it appears that between 1,200 and 1,500 acres will be planted within the next few weeks.

One farmer is planting six carloads of potatoes on his truck farm and has employed a large number of persons to cut them up and drop them in the rows.

William F. Schutz, realtor, who reported this incident, pointed out that the labor attached to cutting up and dropping the potatoes in the rows was resulting in the employment of many persons at the present time, thus aiding the unemployment situation here.

The potatoes that are being planted are being shipped into San Antonio from North Dakota and Maine.

Closing of 12 Deals Reported By Rogers-Son

Business, Residential Properties and Farm Lands Are Included

Twelve deals involving residential properties, building lots, business properties and farm lands have been closed by B. B. Brown of Wallace Rogers & Son in recent weeks, the Rogers company reported last week.

A list of the deals follows:

640 acres farmland in Dimmit County, to Charles Williams.

One-acre tract with store and residence, 1009 Picasanito Road, to Koger Stokes.

Building lots on Olmos Drive and on Cavalier Street, to H. G. Pichl.

80-acre tract in Atascosa County to J. L. Irvin.

Property at 1128-32 South San Marcos Street, to M. G. Strayer.

House at 100 Peck Avenue, to Lewis Lacey.

House and five lots at 615 South Zarzamora Street, to Nathalie Schroeder Scheffel.

Store building at corner San Jacinto and Oriental Streets, to J. M. Kimmons.

House and one-acre tract on El Paso Street, to A. E. Pierce.

Brick residence at 1011 Kayton Avenue, to B. A. Herring.

House at 119 Mayor Street, to R. C. Hankins.

"Not only have we had increased activity in our sales department, as is evidenced by these deals, but rentals also are much better than they have been," the firm announced.

EXCHANGE HEAD HERE HONORED

Turner Elected to National Board of Control

The National Builders Exchange has honored President William A. Turner of the San Antonio Builders Exchange by electing him a member of the board of control of the association.

This election occurred at the joint conference of the Board of Control and Secretaries' Conference in Reading, Pa., this month, according to word received in San Antonio.

The election of Turner to the board of control was the only change made in the lineup of National officers and board of control members.

J. T. Haile Jr. of San Antonio is second vice-president of the association; W. A. Sharp of Reading is president; C. C. Coffing of Youngstown, Ohio, first vice president; John H. Dahman, Milwaukee, third vice president; Allison Honer, Santa Ana, Calif., fourth vice president; A. J. Rhodes of New York City, treasurer, and Earl P. Stokes of Washington, D. C., executive secretary.

\$10,000 TOURIST HOTEL UNDER WAY AT LAREDO

LAREDO, Tex., Feb. 27.—A 16-room tourist hotel, with each room equipped with private bath, radio and refrigerator, is under construction on San Bernardo Avenue near Calton Gardens by Joe C. Palmer, local geologist. The hotel will cost \$10,000 or more.

The building will be of stucco exterior with plaster walls and all rooms will adjoin. Each room occupant will have access to garage facilities in the rear. The building and garages will cover three lots, and being that all modern facilities will be provided, the new tourist hotel is expecting a big business.

It is located on the San Bernardo highway between Laredo and San Antonio and will be along the route of heavy travel in and out of Laredo. The tourist structure is to be rushed to completion by Hall & Co., the building contractors, in the shortest possible time.

WARD BUILDING. Architect will be selected about July for a ward building at the Rusk State Hospital, to cost approximately \$35,000.

Apartments on Goliad Street in Transaction

Former California Couple Purchase 16-Unit Structure

Apartment property on Goliad Street valued at more than \$50,000 changed hands in a deal revealed last week.

The property involved is what has been known as the Ogburn Apartments, located at 141 Goliad Street.

The property was purchased by Samuel D. and Lou Key Miller, with Nattie and H. E. Holdrege the sellers, according to the deed.

The apartment structure is a two-story hollow-tile and stucco building, with 16 apartments. It occupies a site with a frontage of 99.7 feet on Goliad Street. The side is 138 feet deep on the west line, while the irregular shaped east line is 150.9 feet long.

The Millers came here from Long Beach, Cal., upon their acquisition of the property. Some property owned by them in Long Beach was transferred as a part of the consideration.

Mrs. Miller said that she and her husband were both native Texans and purchased the apartment property in order to satisfy their desire to again live in this state.

They expect to improve and modernize the apartment house in every respect and contemplate additional construction at a future date. The apartment house will be given a new name in the near future, she said.

SPACE LEASED FOR MEN'S STORE

Dodge Brothers Get Houston Street Location

A new business concern has come to San Antonio with the leasing of a store room on East Houston Street by Dodge Brothers, national men's clothing store chain.

The concern has leased the store room at 215 East Houston Street, three doors from the intersection of East Houston and North Presa streets.

The building is controlled by the Empire Realty Company.

Length and consideration in the lease were not revealed.

The lease was handled by McNeny and McNeny, according to Ray Coates of the firm.

Fixtures are being installed in the store and plans made for opening it within the next week or 10 days.

FUNERAL PARLOR RENTS BUILDING AT GONZALES

GONZALES, Tex., Feb. 27.—Robertson and Seydlar, furniture dealers and funeral directors, have leased the S. H. Ainsworth home in the southern part of town and are remodeling it for the establishment of a modern funeral home and chapel. The house, facing on two streets, is arranged so that it will make an up-to-date funeral home after some changes are made.

J. H. Compton and H. L. Cone have purchased the William Boothe farm of 130 acres near the Santa Anna mound just south of Gonzales. Both families have moved their families from here to take change of the place.

FIRE STATION. H. W. Underhill Construction Co. of Dallas received contract at \$46,466 for construction of a fire station and guard house at Barksdale Field, La.

UVALDE HOUSE. Plans are under way for a one-story brick veneer residence for Dr. L. M. Wood of Uvalde. Contract will be let locally.

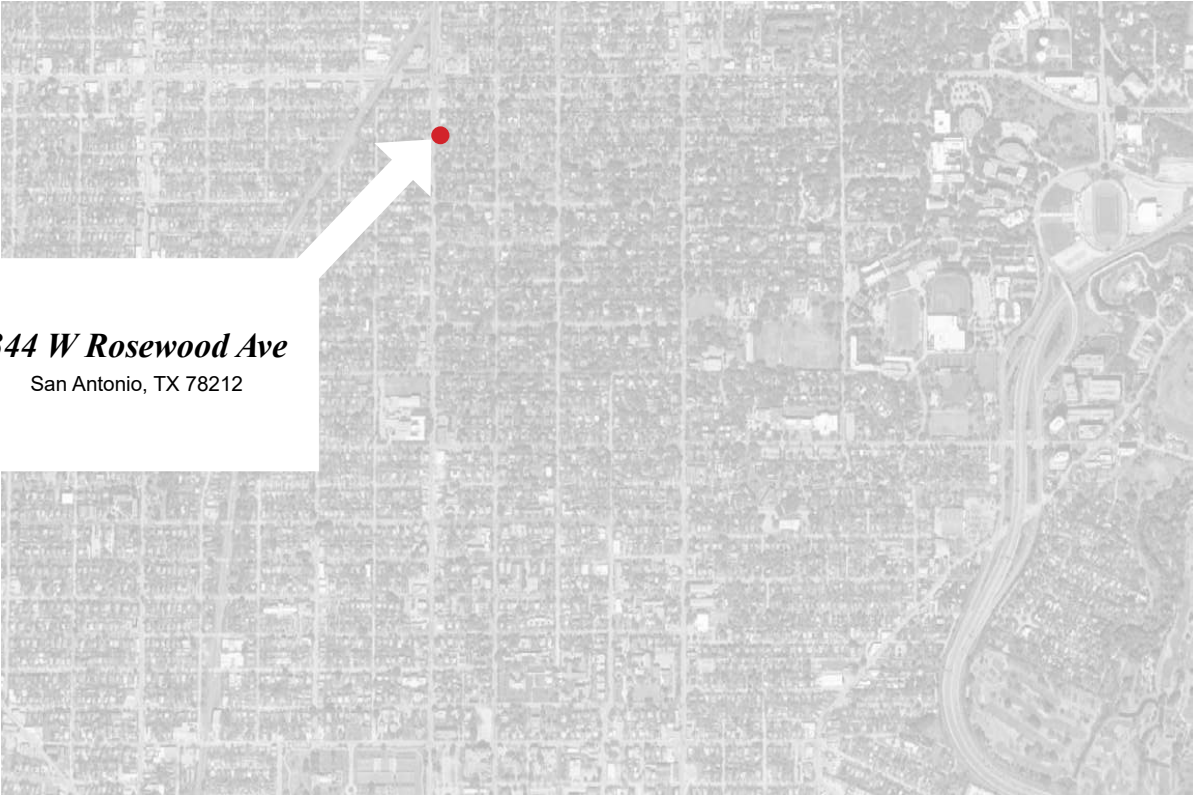
Weekly Realty Summary

REALTY TRANSFERS	
Saturday	31 \$ 49,988.20
Monday	24 22,046.85
Tuesday	15 84,445.95
Wednesday	28 3,292.01
Thursday	36 188,710.55
Totals	134 \$388,482.56
Last week	131 502,256.67
Period 1931	169 624,338.22

BUILDING PERMITS	
Saturday	3 \$ 225.00
Monday	8 1,850.00
Tuesday	11 14,950.00
Wednesday	7 8,790.00
Thursday	12 9,630.00
Totals	41 \$ 13,120.00
Last week	40 18,120.00
Period 1931	58 47,320.00

HOMES	
Saturday	1 \$ 5,000.00
Monday	3 1,850.00
Tuesday	3 1,850.00
Wednesday	3 3,600.00
Thursday	7 6,000.00
Last week	

344 WEST
ROSEWOOD
AVENUE



344 W Rosewood Ave
San Antonio, TX 78212



landscape



architecture



interiors







north elevation



Demo existing (non-original)
window and replace with new infill wall.
Infill wall to match existing.

east elevation



Demo existing (non-original)
window and replace with new infill wall.
Infill wall to match existing.

south elevation

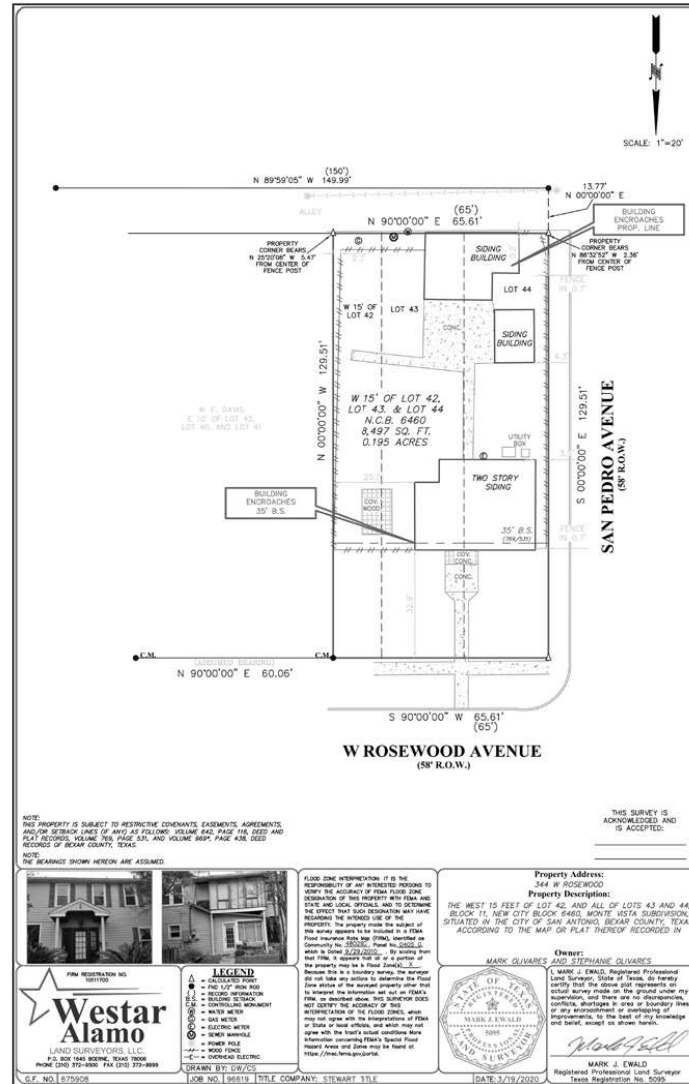


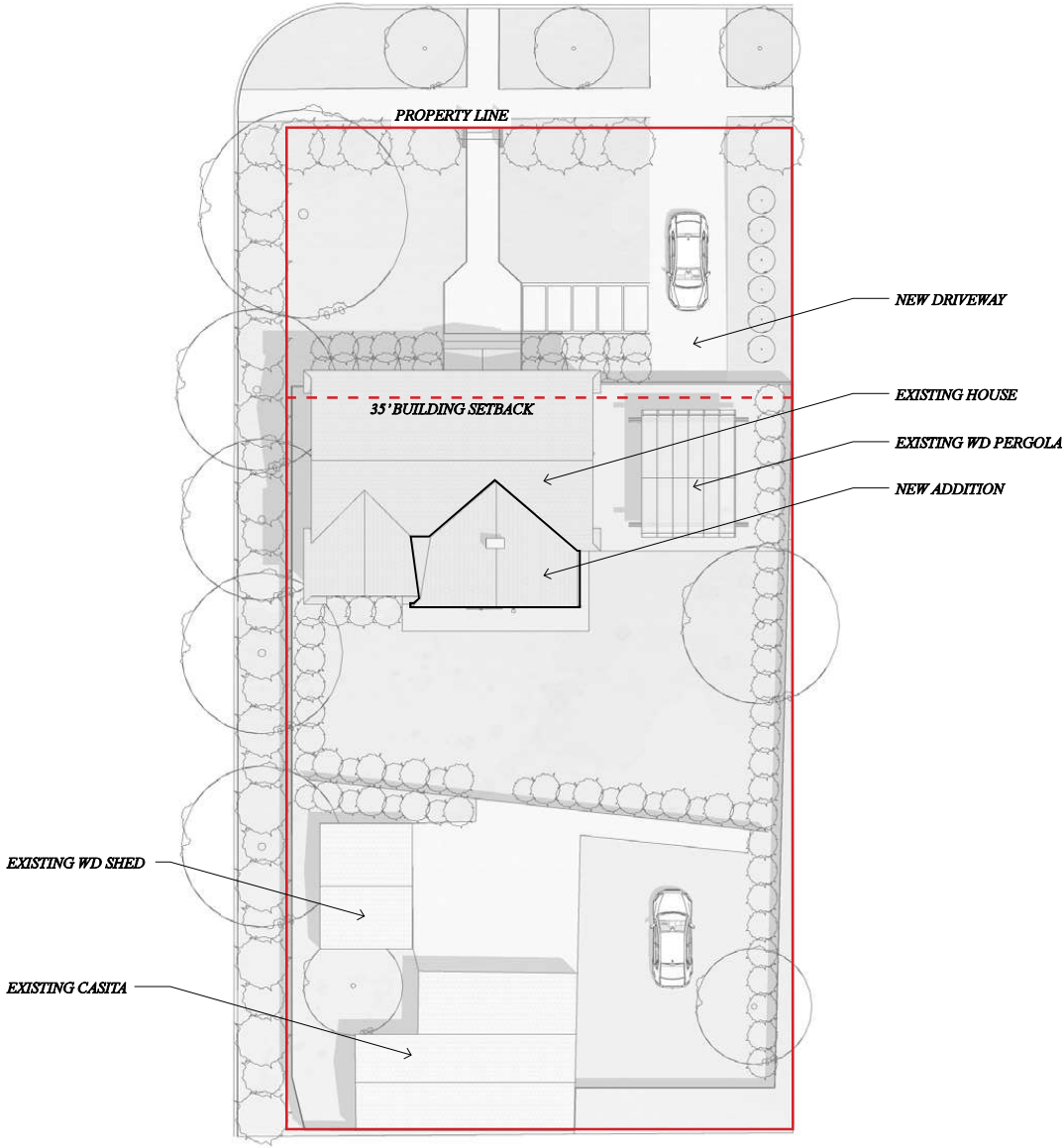
Demo existing (non-original)
structure and replace with new
two-story addition.

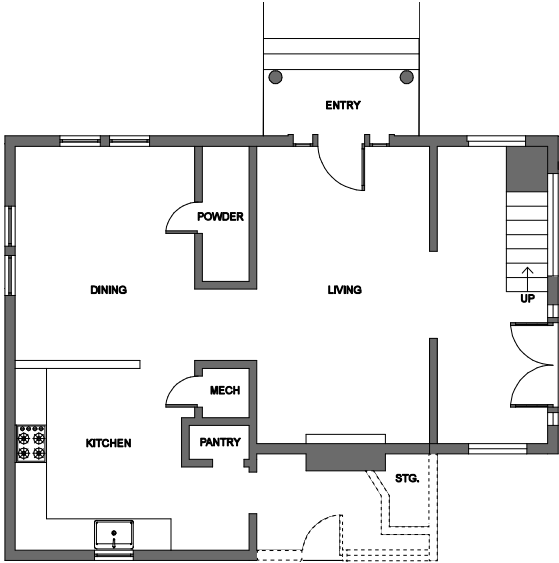
Design that is informed by a respect for the historical architecture of Monte Vista coupled with an appreciation of the playfulness and freshness of modern design.






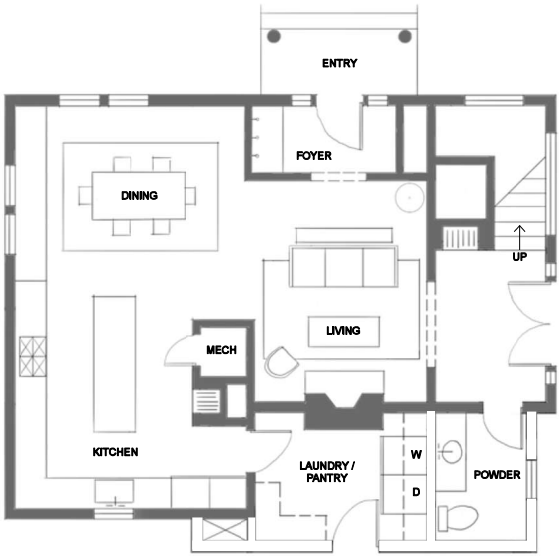







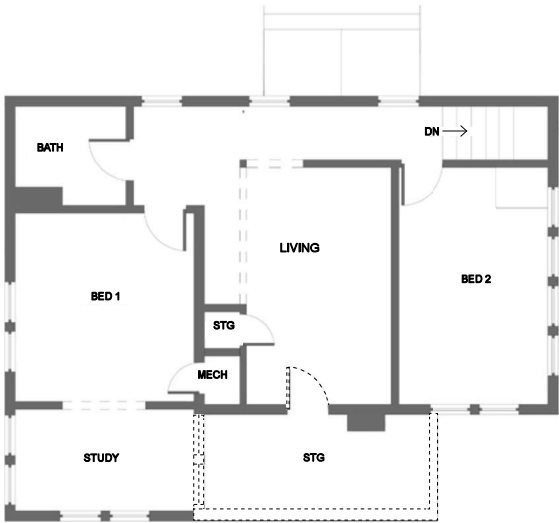
--- DEMO EXISTING
--- ADDITION

 *ground floor plan - existing*
SCALE: 1/8" = 1'-0"



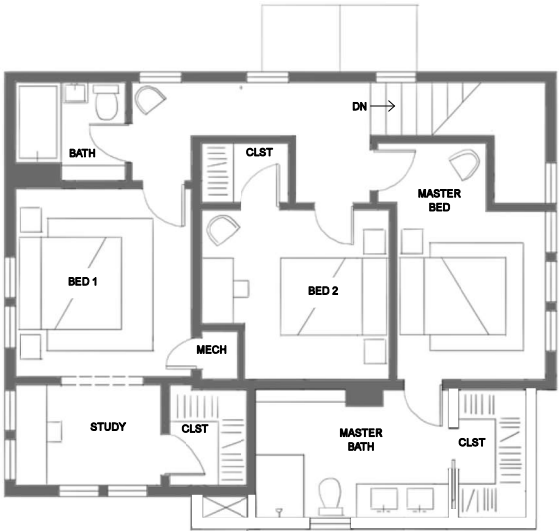
--- NEW ADDITION

 *ground floor plan - proposed*
SCALE: 1/8" = 1'-0"




--- DEMO EXISTING
ADDITION

 *2nd level floor plan - existing*
SCALE: 1/8" = 1'-0"



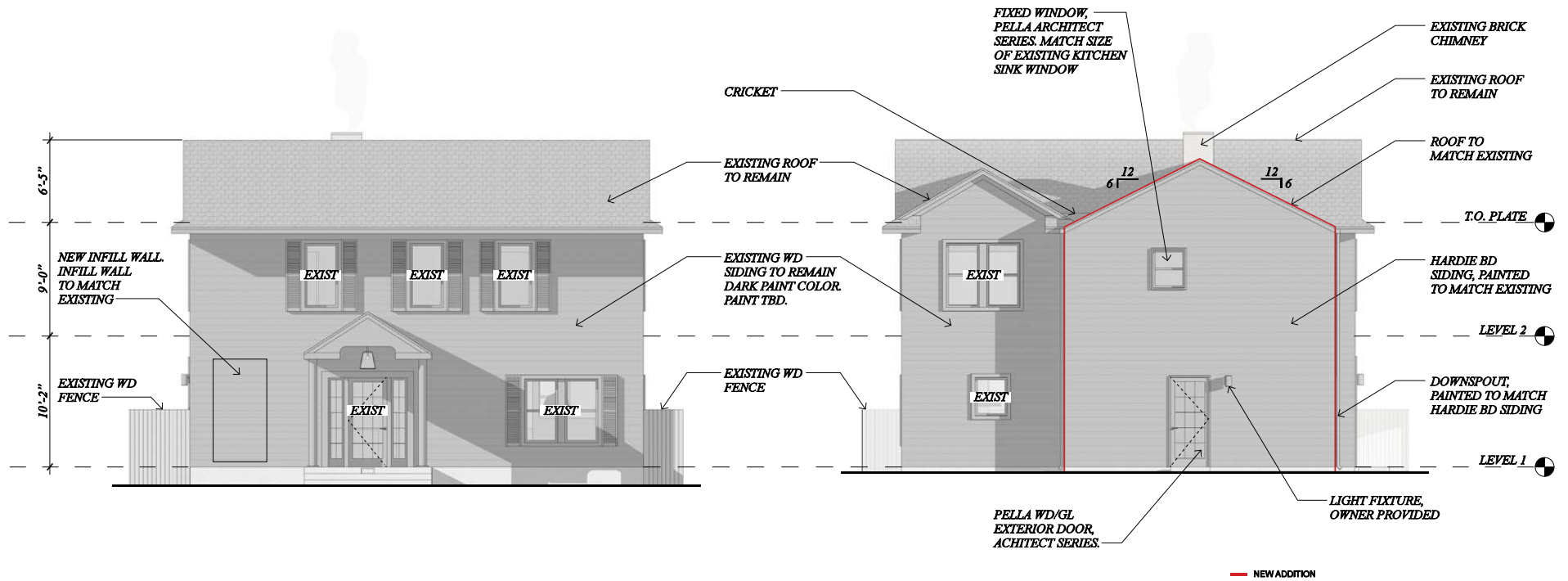
□ NEW ADDITION

 *2nd level floor plan - proposed*
SCALE: 1/8" = 1'-0"

AREA
CALCS

Renovation + Additions	
Existing	1,954 sq ft
Ground Level Addition	164 sq ft
2nd Level Addition	188 sq ft
Total Area	2,306 sq ft

* area calcs are for conditioned spaces only

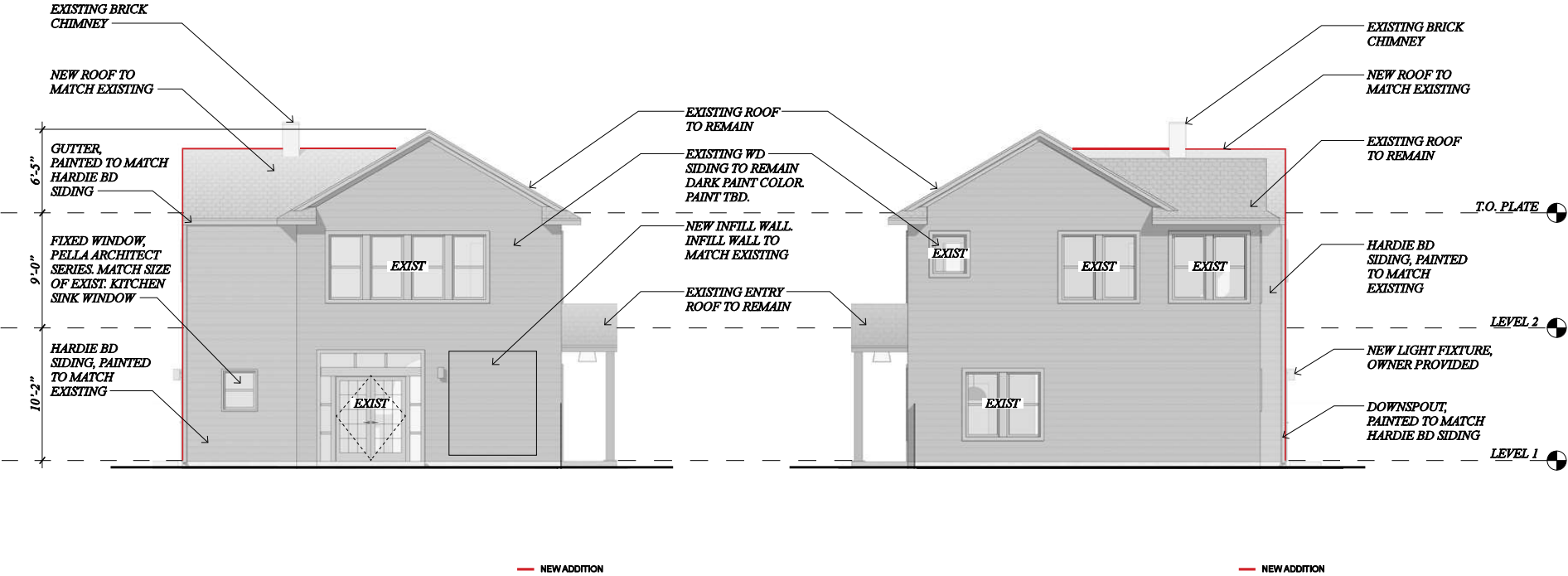


north elevation

SCALE: 1/8" = 1'-0"

south elevation

SCALE: 1/8" = 1'-0"

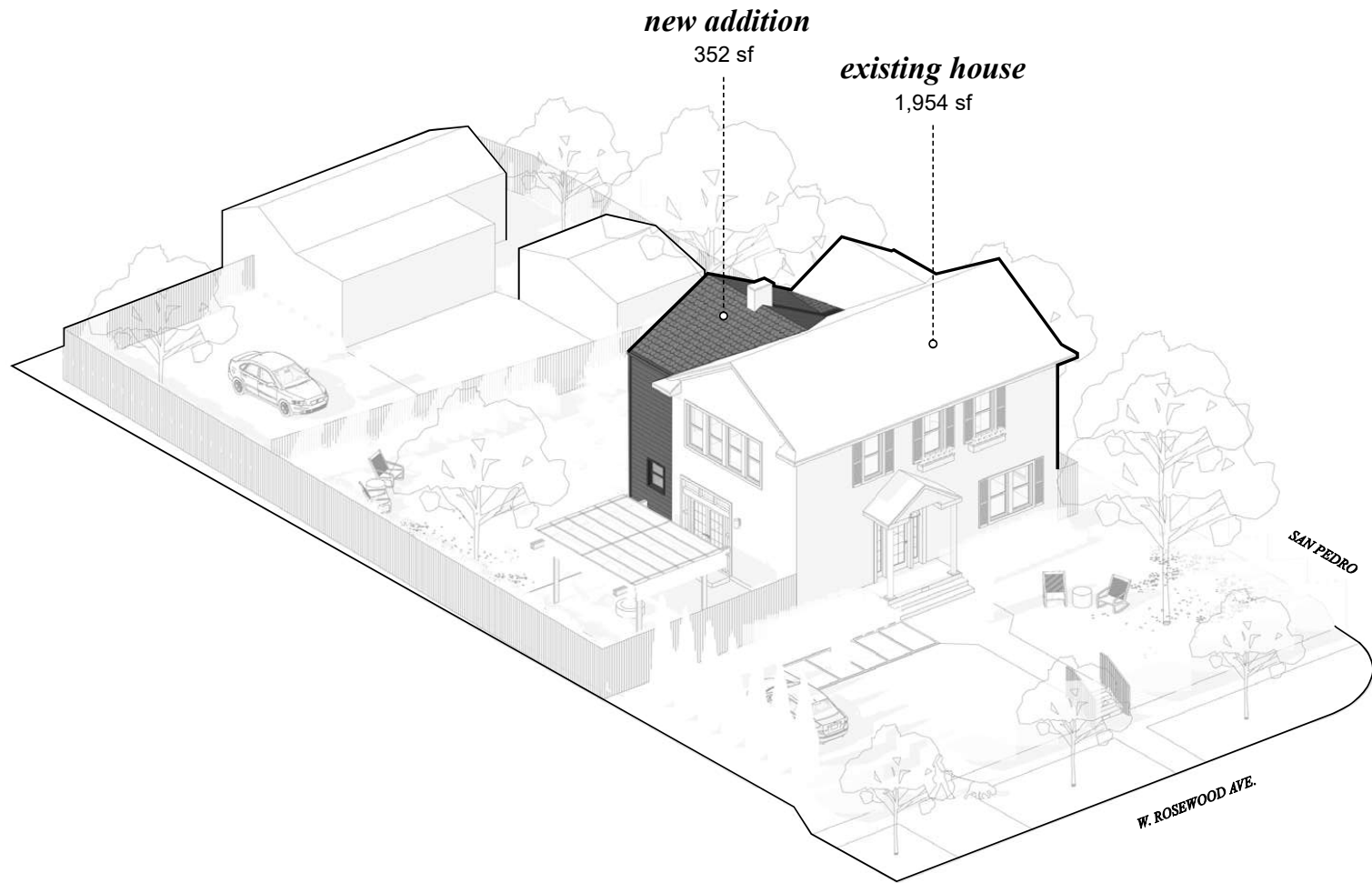


east elevation

SCALE: 1/8" = 1'-0"

west elevation

SCALE: 1/8" = 1'-0"





























*Renovating not only restores the house, but restores
the story of the home and the neighborhood.*

THANK YOU







